

HISTORIC DUBLIN: **EXISTING ZONING CODE** **PROPOSED REVISIONS**

MAY 9, 2017 revised June 1, 2017



CODAMETRICS

STATION 4 SITE DEVELOPMENT: SCALE & MASSING

Study 3 of the generic site study includes a mixed use building along the main street and a series of cottage-like office or residential buildings in the rear of the site. Along the main street storefronts occupy the ground floor of the building with residences or commercial space above. Residential or office units in the rear face the side street and the interior of the lot. The building varies more than any of the other studies. A small garage for parking is shown in the rear for the residential or office units.

GENERIC
SITE STUDY
3



OPTION WITH FEWER REAR BUILDINGS

STATION 4 SITE DEVELOPMENT: SCALE & MASSING

The following site sections illustrate potential outcomes of heights and scale in the rear of a significantly sloped lot.

GENERIC
SITE STUDY
1

Study 1 illustrates measuring the maximum height from the front lot line at the High Street. This study also illustrates the ground story as a large blank wall out of scale with pedestrians and the context of the area.



GENERIC
SITE STUDY
2

Study 2 illustrates measuring the maximum height across the whole site, never exceeding 2.5 stories. This study also illustrates stepping the ground story so that the buildings relate to the street they front on.



GENERIC
SITE STUDY
3

Study 3 illustrates stepping the heights down further in relation to the residential buildings across the lane. This study also illustrates stepping the ground story so that the buildings relate to the street they front on.



HISTORIC DUBLIN ZONING DISTRICTS



HISTORIC DUBLIN ZONING DISTRICTS



Illustration Boards from the Public Workshop 1. The board on the left illustrates option 3, the most widely preferred design option for the rear of lots. The board on the right illustrates the impacts of height on adjacent residential on well-sloped lots. Measuring heights will be addressed in the overall revision to the BSD code, defining the measurement from the average grade of the building.

PURPOSE

Over the last year, the Historic District in Dublin's downtown has experienced significant development pressure. Due to the charm and character of the area, the value of the land is increasing and surface parking lots and some buildings are now seen as opportunities for infill development.

Residents have expressed concerns regarding the scale and impacts of this potential development along with additional commercial uses in the Historic District. Based upon these concerns, in May of 2016, City Council directed staff to take a closer look at the existing districts and design regulations to address these concerns, while

balancing the redevelopment potential sought by the development community.

The following document outlines the revisions recommended to the Bridge Street District (BSD) code related to the Historic Core. No revisions are currently proposed to the Historic Transition and Historic Residential districts.

COMMUNITY WORKSHOPS

An initial public input phase was completed at the end of 2016, identifying potential modifications to the BSD code sections related to the Historic District. The results and comments from these workshops are posted on the City's website.

Public Workshop 1

The first workshop, held October 4, 2016, put forth some proposals for addressing the concerns. The workshop was well attended by approximately 50 people including residents, business owners and land owners. The interactive workshop included four stations each addressing a different topic. Each participant was able to rotate through all four stations.

- The first station introduced the potential for a new transitional zoning district between the Bridge and High Street intersection and the residential buildings on neighboring streets and the south end of High Street.
- The second station addressed the current code requirements for materials and design details such as massing, windows, and roofs.
- The third station provided a discussion format for parking provisions in the area, focusing on the difference between the areas north and south of Bridge Street.
- The fourth station presented some design

options addressing potential infill development in the rear of lots along Blacksmith and Mill Lanes.

Public Workshop 2

The results of the first workshop were presented at a second workshop, held December 8, 2016. A survey was provided to gain additional comments and more detailed recommendations for potential Code changes. The discussion focused on future development and zoning requirements including architectural character, design, building materials and uses within the Historic District.

Architectural Review Board Work Session

An informal work session was held for the Architectural Review Board on March 8, 2017, to review the results of the two public input sessions. The Board reviewed the materials presented to the public and the public input that was provided at these meetings. The consultant presented the initial recommendations for the zoning code amendments within the Historic District, which was based on the input from these public input sessions. The Board discussed the proposed recommendations and provided feedback to the consultant to consider as the recommended code language is developed.

SUMMARY AND INTENT OF THE CODE REVISIONS

The following provides a summary of the major revisions along with the intent of those changes.

Introduction of a New District

The new Historic Core II zoning district is intended to provide a framework for smaller-scaled buildings generally between Spring Hill Lane and John Wright Lane along South High Street. The new district as proposed permits the existing Historic Cottage Commercial, detached single-family homes, and the Civic building forms. The limitation on the building forms ensures smaller-scaled buildings and more open space on the lots, instead of the more continuous “streetwall” established by the Historic Mixed Use Building. (See sections I. Districts and II. District Map in this document.)

Uses in the New District

The new Historic Core II district allows for a mix of uses similar to the Historic Core to occur within the buildings, but does apply some limitations. Parking structures and principal-use parking lots (parcels with surface parking similar to the public lots on the north side of Bridge Street) are not permitted. Eating and drinking establishments, desired by most workshop attendees, are limited to specific hours of operation to address noise

concerns. (See section V. Uses in this document.)

Building Type Revisions

A series of revisions to the Historic Mixed Use Building and the Historic Cottage Commercial building types are provided to address the scale of infill development within both the Historic Core and the Historic Core II districts. (See section III. Building Types by Districts Table and section IV. Building Types in this document.) The following are the two key revisions:

Height of the Historic Mixed Use Building

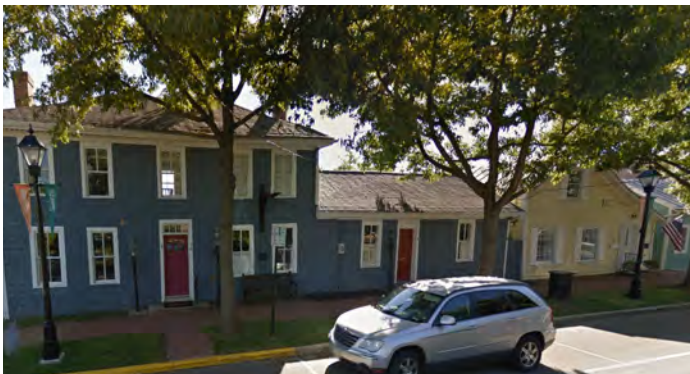
The height of the mixed use building has been reduced to 2 stories to better reflect the existing historic character. The floor-to-floor minimum height of the ground story of this building type has also been reduced to allow more flexibility in the building design.

Rear Infill Requirements

Both the Historic Mixed Use Building and the Historic Cottage Commercial Building have been revised and re-illustrated to address development in the rear portion of lots, especially adjacent to the historic single family district. The intent of these new regulations is to allow infill within the character of the existing area, specifically stepping the buildings down to 1.5 stories at the rear lanes among other requirements.



Illustration of the scale of development proposed in the code revisions for the rear of the Historic Mixed Use and Historic Cottage Commercial Building Types.



Existing Historic Mixed Use Building: the code takes cues for the scale of proposed development from existing buildings.

Existing Historic Cottage Commercial: the scale of existing "cottage" buildings provides the guidance for both the Historic Cottage Commercial building and the rear buildings permitted on Historic Mixed Use Building lots..



Historic Mixed Use Building: new construction in Dublin.



Historic Cottage Commercial: new construction similar in scale, not located in Dublin.

INTRODUCTION TO THIS DOCUMENT

The following pages outline revisions proposed to the Bridge Street Districts code regarding the Historic District only. This document includes the following sections:

- I. Districts Intent
- II. District Map
- III. Building Types by Districts Table
- IV. Building Types
- V. Uses

The revisions outlined in the above-listed sections address the structural changes made to the key components of the Bridge Street District (BSD) zoning code in order to update the Historic District area. These include the addition of the new district and revisions to general building envelopes in the two Historic Core districts.

Future revisions to the BSD code will address parking, landscape, and building design elements, among other BSD-wide regulations.

At the end of this document, an appendix section provides additional explanation for the revisions to the building type table regulations. The appendix is intended mainly to provide documentation for the regulations and is not meant to be included in the regulations.

I. Revisions to the DISTRICTS INTENT

This section is revised as follows in the purple text to establish the new Historic Core II District and add intent language.

§ 153.058 BRIDGE STREET DISTRICT (BSD) DISTRICTS SCOPE AND INTENT

(B) Intent

The Bridge Street District zoning districts are generally based on the District Framework of the Bridge Street District Area Plan. The purpose of the Framework is to allow development regulations to be adapted to the unique conditions present in each area. Although each district is unique, the five Vision Principles are intended to create a cohesive area, based on the concepts of walkability and urban vitality to support the quality of life for residents of all generations.

The titles of each district are intended to describe the predominant land use character and/or special geographic locations rather than a single type of use. The following further describes the intent of each BSD zoning district.

(1) BSD Residential. The intent of this district is to accommodate single-family, two-family, townhouse, live-work and multiple-family uses in mid-rise development. The BSD Residential district integrates existing and new residential developments to create true neighborhoods and add to the population base needed to help support nearby retail and office development. Uses are generally limited to residential and small-scale residential support uses, as listed in Table 153.059-A.

(2) BSD Office Residential. The intent of this district is to accommodate a mix of office and multiple-family residential development at higher densities and in larger buildings. This district offers great flexibility to take advantage of visibility and access for office uses, with opportunities to create residential neighborhoods to support the adjacent BSD zoning districts. Uses include a mix of residential, personal service, and commercial uses, as listed in Table 153.059-A.

(3) BSD Office. The intent of this district is to allow a mix of offices and retail support uses, as listed in Table 153.059-A. The BSD Office district provides significant additional development capacity and redevelopment opportunities that foster office uses with a walkable design along signature streets, and provides increased accessibility and an improved

roadway network to ease traffic pressure along major roadways.

(4) BSD Commercial. This district applies generally to existing retail centers and other low-rise commercial uses, including single use freestanding retail buildings, as listed in Table 153.059-A. Properties initially zoned into this district may be eligible for rezoning to the BSD Vertical Mixed Use district or to other surrounding BSD zoning districts when future redevelopment to higher densities is desired.

(5) BSD Historic Core. This district applies to the historic center of Dublin and reinforces the character of this area as the centerpiece of the Bridge Street District. The district focuses on ensuring sensitive infill development and redevelopment and providing an improved environment for walking while accommodating vehicles. The district accepts building types that are consistent with the historic development pattern of Historic Dublin, subject to review by the Architectural Review Board, and permits similar uses that support a highly walkable setting, as listed in Table 153.059-A.

(6) BSC Historic Core II. This district is intended to apply to the smaller, cottage-scale buildings on the southern end of South High Street in the historic core of Dublin. The district focuses on ensuring sensitive infill development and redevelopment and providing an improved environment for walking while accommodating vehicles. The district accepts building types that are consistent with the historic development pattern of Historic Dublin, subject to review by the Architectural Review Board, and permits similar uses that support a highly walkable setting, as listed in Table 153.059-A.

(7) BSD Historic Residential. The intent of this district is to permit the preservation and development of homes on existing or new lots that are comparable in size, mass, and scale, while maintaining and promoting the traditional residential character of the Historic Dublin area. The purpose of these regulations is to protect the scale and character of the original platted village by maintaining regulations consistent with the previous Historic Residential zoning in place prior to the adoption of this amendment, as listed in Table 153.059-A.

(8) BSD Sawmill Center Neighborhood.

(a) This district applies to the majority of the commercial areas at the east end of the District. The standards of the BSD Sawmill Center Neighborhood create an active, walkable destination through integration of a strong mix of uses. Development within this district relies on the provision of physical and visual connections through improved access and enhanced visibility from Sawmill Road, and links to adjacent neighborhoods and open spaces.

(b) This district accommodates a wide variety of building types and permitted uses, as listed in Table 153.059-A. Redevelopment of the BSD Sawmill Center area creates a walkable, mixed use core as the east anchor of the District. The district is subject to the specific neighborhood standards defined in § 153.063(C), establishing open space patterns, location requirements for building types, and permitting pedestrian-oriented, mixed use shopping areas.

(9) **BSD Historic Transition Neighborhood.** This district complements the BSD Historic Core district by accommodating a variety of building types within a finer grained street and block network and uses consistent with that district. It accommodates uses similar to those in the BSD Historic Core district, as listed in Table 153.059-A. Development allows an extension of the walkable mixed use character of the BSD Historic Core district on the larger parcels within this district. The district is subject to the specific neighborhood standards defined in § 153.063 (D). These requirements establish open space patterns and location requirements for building types, provide additional residential opportunities, and extend the small scale commercial activities of the BSD Historic Core district.

(10) BSD Indian Run Neighborhood.

(a) This district applies to the larger parcels north and west of the Indian Run and south of I-270, including adjacent properties fronting the north side of Bridge Street. The BSD Indian Run Neighborhood district is intended to develop as a new walkable, mixed use district that takes advantage of excellent highway visibility, an improved road network, and proximity to Historic Dublin and the natural areas flanking the Indian Run. Development within the district relies on a comprehensive road network providing connections within the Indian Run district and to the rest of the District, as well as sensitivity of development at its edges given its proximity to Historic Dublin and the Indian Run.

(b) This district accommodates a wide variety of building types and permitted uses, as listed in Table 153.059-A. Redevelopment of the area creates a walkable, mixed use core as the west anchor of the District. The district is subject to specific neighborhood standards defined in § 153.063(E). These regulations are intended to establish natural and man-made open space patterns; build pedestrian, bicycle, and vehicular networks; provide location requirements for building types; and foster a pedestrian-oriented, neighborhood scale mixed use shopping area.

(11) BSD Scioto River Neighborhood.

(a) The standards of the BSD Scioto River Neighborhood are intended to create an active, walkable destination through integration of a vibrant mix of uses. Development

in this district is oriented toward the Scioto River and the public spaces along the riverfront, and includes important vehicular and bicycle links to adjacent neighborhoods and open spaces.

(b) This district accommodates a wide variety of building types and permitted uses, as listed in Table 153.059-A. Development of the BSD Scioto River Neighborhood area establishes a walkable, mixed-use core as the center of the Bridge Street District. The district is subject to the specific neighborhood standards defined in § 153.063(F), establishing open space patterns, location requirements for building types, and permitting pedestrian-oriented, mixed-use shopping areas.

(12) **BSD Vertical Mixed Use.** The intent of this district is to allow a wide variety of mid-rise, mixed use development, including vertical mixed use with ground floor retail, and large format retail with liner buildings, as listed in Table 153.059-A. It is intended to be available for areas initially zoned into the BSD Indian Run Neighborhood, BSD Scioto River Neighborhood and BSD Sawmill Center Neighborhood districts, once these areas are developed and the applicable neighborhood standards are no longer needed to establish the organization and hierarchy of places. The district may be applied to areas initially zoned to the BSD Commercial District or elsewhere in the Bridge Street District as may be deemed appropriate when future redevelopment to higher densities is desired. Accordingly, the district is not intended to be mapped at the time the BSD zoning districts are initially adopted.

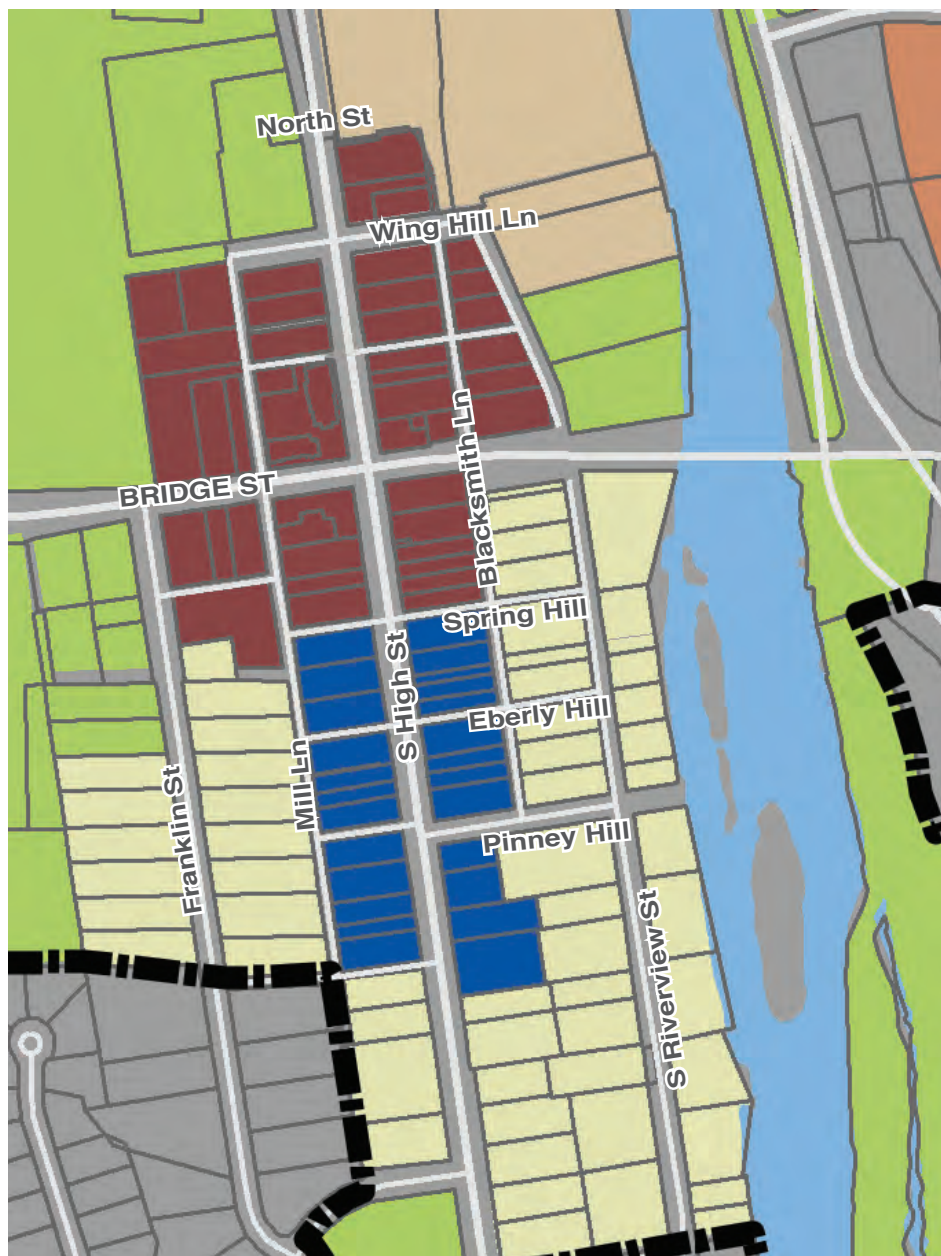
(13) **BSD Public.** This district applies to a variety of public spaces and facilities, including but not limited to schools, parks, open spaces, and places that accommodate more intensive recreation, such as outdoor entertainment venues, as listed in Table 153.059-A. It also applies to lands in and adjacent to rivers and creeks on which development is limited due to inclusion in a Federal Emergency Management Agency (FEMA) designated floodplain as regulated by this chapter, or lands that have special cultural or environmental sensitivity.

II. Revisions to the ZONING MAP

The Bridge Street Districts zoning map is revised as follows to define the parcels to which the new Historic Core II District will be applied.

 Existing Historic Core District

 New Historic Core II District



III. Revisions to Section 153.062: BUILDING TYPES BY DISTRICTS TABLE

The following table in the existing Bridge Street Districts code is revised as shown in purple text to add the new district and define which building types will be permitted within it.

TABLE 153.062-A. PERMITTED BUILDING TYPES IN EACH BSD ZONING DISTRICT

		BSD Districts												
		Residential	Office Residential	Office	Commercial	Historic Core	Historic Core II	Historic Transition Neighborhood	Indian Run Neighborhood	Sawmill Center Neighborhood	Scioto river Neighborhood	Vertical Mixed Use	Public	Historic Residential
Permitted Building Types	Single Family Detached	●					●							
	Single Family Attached	●	●					●	●	●	●			
	Apartment Building	●	●	●				●	●	●	●			
	Loft Building	●	●	●				●	●	●	●			
	Corridor Building		●	●					●	●	●	●		
	Mixed Use Building	●	●	●	●				●	●	●	●		
	Commercial Center				●				●	●				
	Large Format Commercial				●				●	●	●	●		
	Historic Mixed Use Building [revised]					●		●						
	Historic Cottage Commercial Building [revised]					●	●							
	Civic Building	●	●	●	●	●	●	●	●	●	●		●	
	Parking Structure	●	●	●	●	●		●	●	●	●	●	●	
	Podium Apartment Building							●	●	●	●			

Note: The Historic Mixed Use and Historic Cottage Commercial Building Types have been revised, applicable to all districts in which they are permitted. (See section IV. of this document for building type requirements.)

IV. Revisions to Section 153.062: BUILDING TYPES

The two historic core building types, the Historic Mixed Use and Historic Cottage Commercial, are revised as shown on the following 4 pages to define the types of development that can occur on the parcels. The revised regulations in the table are shown in purple text and the drawings for both building types are all new. Some line items in the table have been struck-through; those line items will be addressed in subsequent revisions to the overall code.

An appendix at the back of this document provides some explanation for revisions to these two building regulations.

Table 153.062-C. Building Type Table Legend is deleted as the keyed numbering system between the building type tables and the illustrations is different for each building type.

TABLE 153.062-C. BUILDING TYPE TABLE LEGEND			
Symbol	Building Type Requirement	Symbol	Building Type Requirement
A	Multiple Principal Buildings	W	Upper Story
B	Front Property Line Coverage	X	Parking within Building
C	Occupation of Corner	Y	Occupied Space
D	Front Required Building Zone (RBZ)	Z	Ground Story Street Facade Transparency
E	Corner Side RBZ	AA	Upper Story Transparency
F	Front Setback	BB	Transparency (Street Facing Facades)
G	Corner Side Setback	CC	Blank Wall Limitations (Street Facing Facades)
H	Side Yard Setback	DD	Garage Openings
I	Rear Yard Setback	EE	Parking Lot Ground Story Transparency
J	Minimum Lot Width	FF	Transparency (Non-Street Facing Facades)
K	Maximum Lot Width	GG	Blank Wall Limitations (Non-Street Facing Facades)
L	Maximum Building Length or Depth	HH	Principal Entrance Location
M	Minimum Lot Depth	II	Number of Street Facade Entrances
N	Parking Location	JJ	Number of Parking Lot Entrances
O	Loading Facility Location	KK	Mid-Building Pedestrianway
P	Entry for Parking Within Building	LL	Facade Divisions
Q	Access	MM	Vertical Increments
R	Minimum Building Height	NN	Horizontal Facade Divisions
S	Maximum Building Height	OO	Required Change in Roof Plane or Type
T	Accessory Structure Height	PP	Permitted Roof Types
U	Minimum Finished Floor Elevation	QQ	Tower
V	Ground Story		

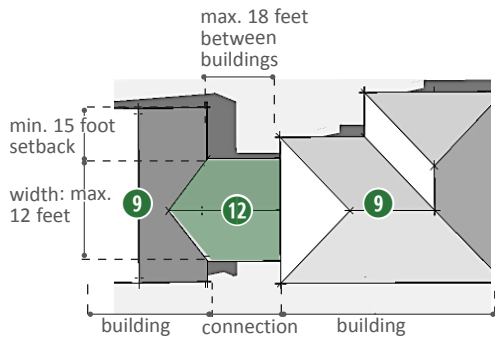
(6) Historic Mixed Use

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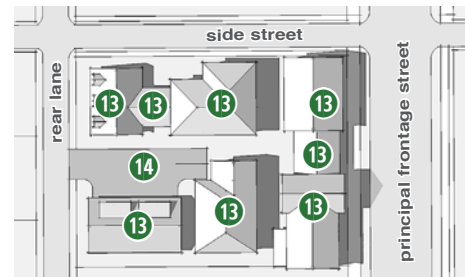
(a) Building Siting		
1. STREET FRONTAGE		
Multiple Principal Buildings	Permitted	
Front Principal Frontage Street Property Line Coverage	80% minimum	1
Occupation of Corner	Required	2
Non-Principal Frontage Street Property Line Coverage	60% maximum	3
Front RBZ	0-20 ft. [see note 1]	4
Corner Side RBZ	0-10 25 ft. [see note 1]	5
Primary Street RBZ Treatment	Patio, streetscape	6
Right-of-Way Encroachment	Projecting signs, awnings, eaves, canopies	
2. BUILDABLE AREA		
Side Yard Setback	0 ft.	7
Rear Yard Setback	0 ft.; 5 ft. at Lane	8
Minimum Lot Width	30 ft.	
Maximum Lot Width	None	
Within 100 ft. of any Lane abutting SF Residential:		
Building Footprint	1800 sq. ft. maximum	9
Building Length	50 ft. maximum	10
Building Spacing	18 ft. minimum	11
Permitted Enclosed Connections between Buildings	Maximum 1 story, Maximum 12-ft. depth, Minimum 15-ft. setback from front facade	12
Max. Building Coverage	50%	13
Max. Impervious Coverage	85%	14
Add'l. Semi-Pervious Coverage	5%	
3. PARKING LOCATION, LOADING & ACCESS		
Parking Location	Rear, screened from principal frontage streets by building	15
Loading Facility Location	Not applicable	
Entry for Parking within Building	Not applicable	
Notes		
Note 1: When any front or corner property line is within five feet or less of the back of curb, the RBZ shall begin five feet off the back of curb to allow for adequate sidewalk width.		
(b) Height		
Overall Height:	Minimum Height Maximum Height	1.5 stories 2.5 2 stories
Ground Story Principal Frontage Floor to Floor Heights:	Minimum Height Maximum Height	10 9 ft. 12 ft.
All Other Stories Floor to Floor Heights:	Minimum Height Maximum Height	8.5 ft. 11 ft.
Maximum Height within 50 ft of any Lane abutting from Single Family Residential:	1.5 stories	19

(c) Uses (Refer to §153.059)		
Ground Story on Principal Frontage Street	Residential uses prohibited; Podium parking structures are conditional uses in accordance with §153.059(c)(3)(g) All uses except residential	20
All Other Stories	All permitted uses	21
Parking within Building	Not permitted	
Occupied Space	Required on principal frontage	22
(d) Facade Requirements		
Refer to §153.062(D) through §153.062(N) for design requirements general to all buildings.		
1. STREET FACADE TRANSPARENCY		
Ground Story Principal Frontage Street-Facing: Transparency	Storefront with minimum 40%	23
All Stories: Transparency	Minimum 20%	24
Blank Wall Limitations	Required	
2. NON-STREET FACADE TRANSPARENCY		
General Transparency	Minimum 15%	
General Blank Wall Limitations	Required	
3. BUILDING ENTRANCE		
Principal Entrance Location	Principal frontage street facade	25
Street Facades: Number of Entrances	1 per 40 ft. of facade for buildings over 60 ft. minimum	
Parking Lot Facades: Number of Entrances	Minimum of 1	
Mid-Building Pedestrianway	1 required for buildings greater than 150 ft. in length	
4. STREET FACADE DIVISIONS		
Vertical Increments	No greater than 30 ft.	
Horizontal Facade Divisions	Required within 3 ft. of the top of the ground story	
Required Change in Roof Plane or Type	At every vertical division	
5. FACADE MATERIALS		
Permitted Primary Materials	Stone, brick, wood siding	26
6. ROOF TYPES (refer to §153.062(C))		
Permitted Types	Pitched roof; other types permitted with approval	27
Tower	Permitted with approval; permitted on facades only at terminal vistas, corners at two Primary Streets, adjacent to a Plaza Open Space Type.	

Note: Graphic figures are intended to illustrate one result of one or more of the general requirements and do not represent all requirements or actual development.



Enclosed Connections between Buildings



Building & Impervious Coverage

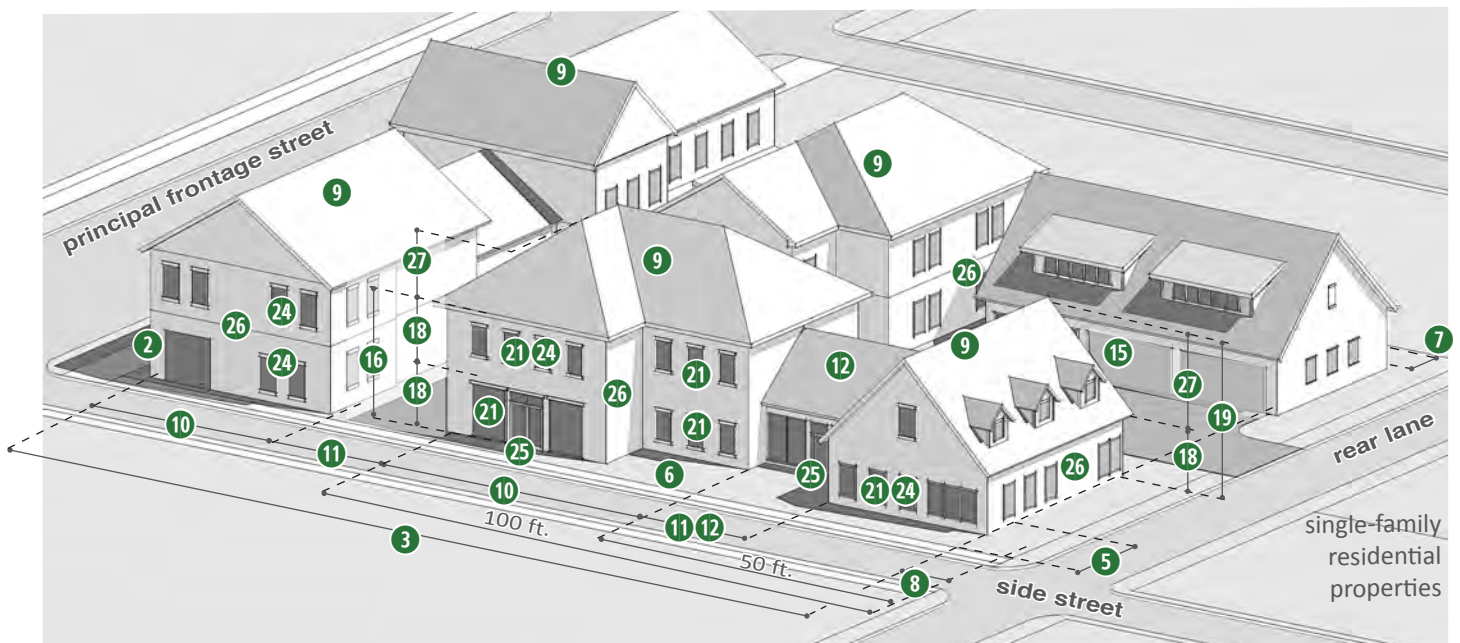
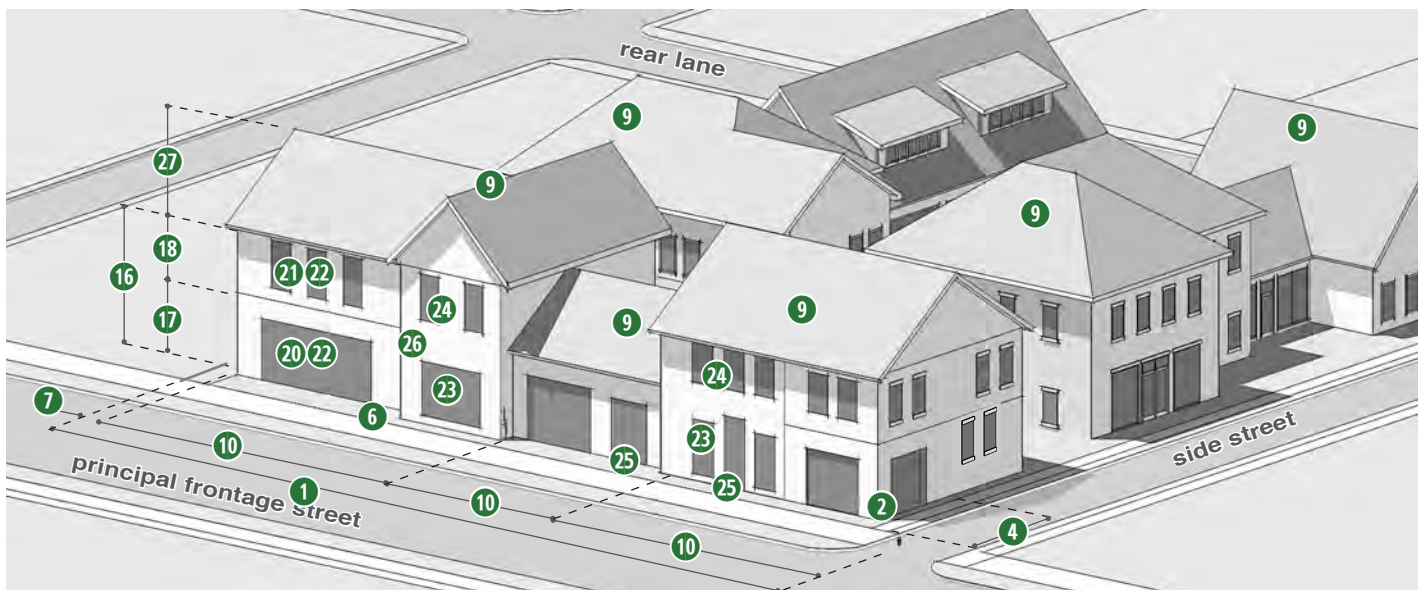


Figure 153.062-1. Historic Mixed Use Building Type Diagram

(7) Historic Cottage Commercial

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(a) Building Siting

1. STREET FRONTAGE

Multiple Principal Buildings	Permitted	
Front Principal Frontage Property Line Coverage	50% <u>minimum</u>	1
Occupation of Corner	Required	2
Non-Principal Frontage Street Property Line Coverage	60% <u>maximum</u>	3
Front RBZ	0-25 ft. [see note 1]	4
Corner Side RBZ	0-15 0-25 ft. [see note 1]	5
RBZ Treatment	Landscape, patio, or streetscape	6
Right-of-Way Encroachment	Projecting signs, eaves, awnings	

2. BUILDABLE AREA

Side Yard Setback	3 ft.	7
Rear Yard Setback	5 ft.	8
Minimum Lot Width	30 ft.	9
Maximum Lot Width	None	10
Building Footprint	1800 sq. ft. maximum	11
Building Length	70 ft. 50 ft. maximum	
Building Spacing	18 ft. minimum	
Permitted Enclosed Connections between Buildings	Maximum 1 story, Maximum 12-ft. depth, Minimum 15-ft. setback from front facade	12
Max. Building Coverage	50% total	13
Max. Impervious Coverage	75%	14
Add'l Semi-Pervious Coverage	10%	

3. PARKING LOCATION, LOADING & ACCESS

Parking Location	Rear or side ; provided the minimum property line coverage is met; screened from principal frontages by building	15
Loading Facility Location	Not applicable	
Entry for Parking within Bldg	Not applicable	
Access	Refer to 153.062(N)(1)(c)	

(b) Height

Overall Height:	Minimum Height	1 stories	16
	Maximum Height	2 stories	
Ground Story Principal Frontage Floor to Floor Heights:	Minimum Height	8 ft.	17
	Maximum Height	11 ft.	
All Other Stories Floor to Floor Heights:	Minimum Height	7.5 ft.	18
	Maximum Height	11 ft.	
Maximum Height within 50 ft of any Lane abutting Single Family Residential:		1.5 stories	19

(c) Uses (Refer to §153.059)

Ground Story on Principal Frontage Street	Residential uses prohibited All uses except residential	20
Upper All Other Stories	All permitted uses	21
Parking within Building	Not permitted	
Occupied Space	Required on principal frontage	22

(d) Facade Requirements

Refer to §153.062(D) through §153.062(K) for design requirements general to all buildings.

1. STREET FACADE TRANSPARENCY

Transparency	Minimum 25% 20%	23
Blank Wall Limitations	Required on ground story of street facades	

2. NON-STREET FACADE TRANSPARENCY

General Transparency	Minimum 15%	
General Blank Wall Limitations	Not required.	

3. BUILDING ENTRANCE

Principal Entrance Location	Street facade of each building	24
Street Facades: Number of Entrances	1 per every 30 ft. for buildings over 50 ft.	
Parking Lot Facades: Number of Entrances	Not applicable	

4. FACADE DIVISIONS

Vertical Increments	No greater than 30 ft.	
Horizontal Facade Divisions	Required within 3 ft. of the top of the ground story.	
Required Change in Roof Plane or Type	At every vertical division	

5. FACADE MATERIALS

Permitted Primary Materials	Stone, brick, wood siding	25
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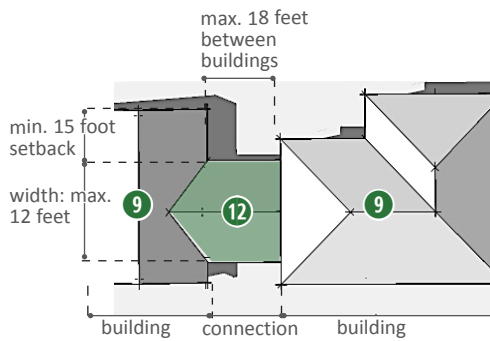
5. ROOF TYPES

Permitted Types	Pitched roof, other types permitted with approval (refer to §153.062(C)). Flat Roof and Parapet Roof limited to entranceways and bays.	26
Tower	Not Permitted	

Notes

Note 1: When any front or corner property line is within five feet or less of the back of curb, the RBZ shall begin five feet off the back of curb to allow for adequate sidewalk width.

Note: Graphic figures are intended to illustrate one result of one or more of the general requirements and do not represent all requirements or actual development.



Enclosed Connections between Buildings



Building & Impervious Coverage

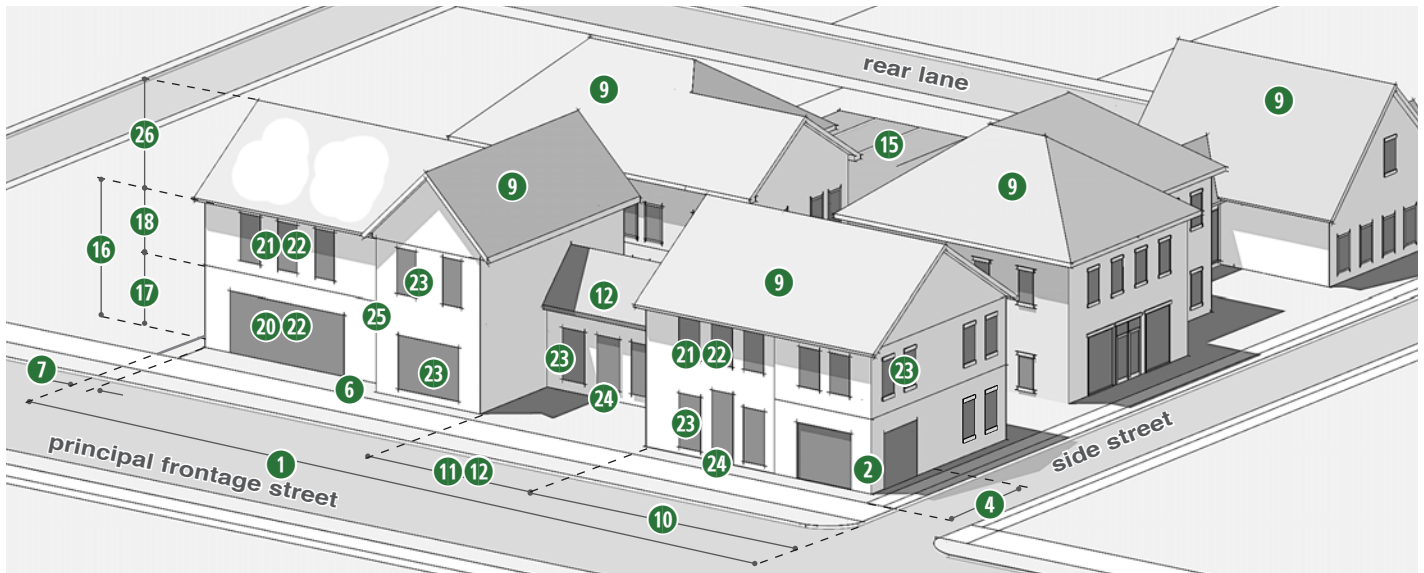


Figure 153.062-1. Historic Cottage Commercial Building Type Diagram

V. Revisions to Section 153.059 USES

The use table is revised as shown in purple text to incorporate the new district. (Note that the existing districts and their uses are shown here for reference only.) A revision to uses previously permitted only in the upper floors, now permits those uses in the rear of the upper floors and in the basement as defined below. New language is also defined as shown in purple text for limitations on eating and drinking establishments in the new district.

In the Historic Core, Historic Core II and the Historic Transition districts, conditional uses will be reviewed by the Architectural Review Board as noted by the revision to the BSD review and approval procedures, below.

Section 153.066: Review & Approval Procedures (L) Other Applicable Reviews

(2) Conditional Uses

The conditional use approval procedures in section 153.236 shall apply in the BSD zoning districts, except as follows:

- a. For those projects occurring within a Historic Core, Historic Core II, or Historic Transition districts, all references to the Planning and Zoning Commission shall instead refer to the ARB, which shall make the final decision on each proposed conditional use at the same time it makes a decision to approve, approved with conditions, or deny the project.
- b. For those projects requiring a development agreement, the City Council shall determine the required reviewing body for any conditional use. A recommendation from the ART and the ARB, as applicable, shall be submitted for consideration by the Council or the Planning and Zoning Commission."

(B) GENERAL PROVISIONS

(2) Table 253-059-A - Explanation of Terms

(c) A "U" in a cell indicates a use that is allowed by right in that BSD zoning district on any upper floor, in the basement, or in the rear of the ground story of the structure. The "rear" of the ground story is measured beyond any occupied space requirement per the building type. Uses designated with a "U" are subject to compliance with any use specific standards referenced in the Use Table and the applicable provisions of Chapter 153. Unless otherwise restricted by specific building type requirements of 153.062(O), permitted or conditional uses not specified as "U" may occur on any floor, including basements or lower levels, subject to applicable use specific standards.

(C) USE SPECIFIC STANDARDS

(3) Commercial

(c) Eating and Drinking

1. Eating and drinking facilities shall be limited to no more than 3,500 square feet of gross floor area for single tenant buildings in the Historic Core II, BSD Office, BSD Office Residential, and BSD Residential districts, unless otherwise permitted as a conditional use.

2. Eating and drinking facilities in the Historic Core II shall be limited to the business hours no earlier than 7:00am local time and no later than 10:00pm local time, unless otherwise permitted as a conditional use.

3. Deliveries and refuse (such as but not limited to grease traps, recycling, and trash) pick-up in the Historic Core II shall be limited to between the hours of 8:00am local time and 5:00pm local time.

TABLE 153.059-A: PERMITTED AND CONDITIONAL USES IN BSD DISTRICTS

P = Permitted U=Permitted on upper floor and rear of lot only C=Conditional S=Size Limited T=Time Limited Permit

	BSD DISTRICTS													USE SPECIFIC STANDARDS SEE §153.059 (C)	
	RESIDENTIAL	OFFICE-RESIDENTIAL	OFFICE	COMMERCIAL	HISTORIC CORE	HISTORIC CORE II	HISTORIC TRANSITION	HISTORIC RESIDENTIAL	INDIAN RUN NEIGHBORHOOD	SAWMILL CENTER NEIGHBORHOOD	SCIOTO RIVER NEIGHBORHOOD	VERTICAL MIXED USE	PUBLIC		
PRINCIPAL USES															
RESIDENTIAL															
Dwelling, Single-family	P					P		P						(1)(a)	
Dwelling, Two-family	P														
Dwelling, Townhouse	P	P					P		P	P	P			(1)(b)	
Dwelling, Live-work	C	P	P		P	P	P		P	P	P	P		(1)(c)	
Dwelling, Multiple-family	P	P	P	U	U	U	P		P	P	P	P		(1)(d)	
CIVIC/PUBLIC/INSTITUTIONAL															
Cemetery													P		
Community Center	C	C					P		P	P	P	P		(2)(a)	
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	(2)(b)	
Day Care, Adult or Child	C	P	P	P	P	P	P		P	P	P	P		(2)(c)	
District Energy Plant	C	C	C	C	C	C	C		C	C	C		C	(2)(d)	
Education Facility	C	P	P	P	P	P	P		P	P	P	P	P		
Elementary or Middle School		P	P	P	P	P	P	P	P	P	P	P	P		
Government Services, Safety	C	C	C	C			C		C	C	C	C	C		
PHigh School		P	P	P	P	P	P		P	P	P	P	P	P	
Hospital		C/S	C/S						C/S	C/S	C/S	C/S	C/S	(2)(e)	
Library, Museum, Gallery	P	P	P	P	P	P	P		P	P	P	P	P	(2)(f)	
Municipal Parking Lot		P	P	P	P		P		P	P	P	P	P		
Religious or Public Assembly	C/S		C/S	C/S	C/S	C/S	C/S		C/S	C/S	C/S	C/S	C/S	(2)(g)	
Park or Open Space	P	P	P	P	P	P	P	P	P	P	P	P	P		
Transportation, Park & Ride			C	C			C		C	C	C	C	C		
Transportation, Transit Station			C	C					C	C	C	C	C		

TABLE 153.059-A: PERMITTED AND CONDITIONAL USES IN BSD DISTRICTS

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	RESIDENTIAL	OFFICE-RESIDENTIAL	OFFICE	COMMERCIAL	HISTORIC CORE	HISTORIC CORE II	HISTORIC TRANSITION	HISTORIC RESIDENTIAL	INDIAN RUN NEIGHBORHOOD	SAWMILL CENTER NEIGHBORHOOD	SCIOTO RIVER NEIGHBORHOOD	VERTICAL MIXED USE	PUBLIC	
COMMERCIAL														
Animal Care, General Services, Veterinary Offices, and Veterinary Urgen Care and Animal Hospitals	C	C	P	P	P		P		P	P	p	P		(3)(a)
Bank	C	P	P	P	P		P		P	P	P	P		
Bed and Breakfast					P	P								(3)(b)
Conference Center			C				C		C	C	C	C		
Eating and Drinking	C/S		P/S /C	P	P	P/S /C	P		P	P	P	P		(3)(c)
Entertainment / Recreation, Indoor	C/S	P/S /C	P/S /C	P/S /C			P/S /C		P	P	P	P	C	(3)(d)
Exercise and Fitness	C/S	C	P	P	C		P/S /C		C	P	P	P	P	(3)(e)
Fueling / Service Station				C										(3)(f)
Hotel		P	P	P	P		P		P	P	P	P		
Office, General	C	P	P	P	P	P	P		P	P	P	U		
Office, Medical	C	P	P	P	P	P	P		P	P	P	P		
Parking Structure		P/C	P/C	P/C	P/C		P/C		P/C	P/C	P/C	P/C		(3)(g)
Parking Lot Surface		C	P	C	C				P	P	C	C		(3)(h)
Personal, Repair, & Rental Services	C/S	P/S /C	P/S /C	P/S /C	P/S /C	P/S /C	P/S /C		P	P	P	P		(3)(i)
Research & Development		P	P	P	P	P	P		P	P	P	U		
Retail, General	C/S	P/S /C	P/S /C	P	P/S /C	P/S /C	P/S /C		P	P	P	P		(3)(j)
Sexually-oriented Businesses				C										(3)(k)
Skilled Nursing, Rehabilitation, Home for the Aging, and Nursing Homes	C	C	C	C										
Vehicle , Sales Rental, and Repair				C						C				(3)(l)
Wireless Communications	Refer to Chapter 99 of Dublin Code of Ordinances													

TABLE 153.059-A: PERMITTED AND CONDITIONAL USES IN BSD DISTRICTS

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	BSD DISTRICTS													USE SPECIFIC STANDARDS SEE §153.059 (C)	
	RESIDENTIAL	OFFICE-RESIDENTIAL	OFFICE	COMMERCIAL	HISTORIC CORE	HISTORIC CORE II	HISTORIC TRANSITION	HISTORIC RESIDENTIAL	INDIAN RUN NEIGHBORHOOD	SAWMILL CENTER NEIGHBORHOOD	SCIOTO RIVER NEIGHBORHOOD	VERTICAL MIXED USE	PUBLIC		
ACCESSORY USES															
Accessory uses are permitted only in connection with a permitted or approved conditional use on the same property, and must be clearly subordinate and incidental to that use. No accessory use may be operated when a permitted or approved conditional use does not exist on the property.															
ATM, Walk-Up	P	P	P	P	P	P	P		P	P	P	P			
Bicycle Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P		
Community Activity or Special Event	T	T	T	T	T	T	T	T	T	T	T	T	T	(4)(a)	
Construction Trailer/Office	T	T	T	T	T	T	T		T	T	T	T	T	(4)(b)	
Day Care, Adult or Child	P	P	P	P	P	P	P	P	P	P	P	P	P	(2)(c)	
Drive-in/Drive-through			C	C			C		C	C	C	C		(4)(c)	
Dwelling, Accessory	P	P	P	P	P	P	P		P	P	P	P		(4)(d)	
Dwelling, Administration, Rental, or Sales Office	P	P	P	P	P	P	P		P	P	P	P		(4)(e)	
Eating & Drinking	C	P	P	P	P		P		P	P	P	P	P		
Essential Utility Services	P	P	P	P	P	P	P	P	P	P	P	P	P		
Exercise and Fitness	P	P	P	P	P	P	P		P	P	P	P	P		
Farmers Market	C		P	P	P	P	P		P	P	P	P	P		
Helipad/Heliports			C						C	C	C	C	C		
Home Occupation	P	P	P		P	P	P	P	P	P	P	P		(4)(f)	
Outdoor Dining and Seating	P/C	P/C	P/C	P/C	P/C	P/C	P/C		P/C	P/C	P/C	P/C	P/C	(4)(fg)	
Outdoor Display or Seasonal Sales	T	T	T	T	T	T	T		T	T	T	T	T	(4)(h)	
Parking, Structure	P/C	P/C	P/C	P/C	P/C	P/C	P/C		P/C	P/C	P/C	P/C	P/C	(3)(f)	
Parking, Surface	P	P	P	P	P	P	P		P	P	P	P	P	(4)(i)	
Renewable Energy Equipment	P	P	P	P	P	P	P	P	P	P	P	P	P	(4)(j)	
Renewable Energy Equipment, Wind	C	C	C	C					C	C	C	C	C	(4)(k)	
Residential Model Home	T	T	T		T	T	T		T	T	T	T		(4)(l)	
Retail or Personal Services	C	P	P	P	P	P	P		P	P	P	P			
Swimming Pool	P	P	P	P					P	P		P	P		
Transportation, Transit Stop	P	P	P	P	P	P	P		P	P		P	P		
Vehicle Charging Station	P	P	P	P	P	P	P		P	P		P	P		
Wireless Communications	Refer to Chapter 99 of Dublin Code of Ordinances														

APPENDIX: Intent for Building Type Revisions

The following appendix explains the intent behind the revisions made to the building type tables. The Historic Cottage Commercial table is used for illustration, but the explanation applies to the Historic Mixed Use building revisions as well.

The tables now separate property line coverage requirements between principal frontage streets (defined on the street types map) and side streets. Principal frontage streets are intended to be fronted by buildings along the sidewalk. For the Historic Mixed Use building, a fairly continuous streetwall is required. For the Cottage Commercial, a minimum of 50% coverage provides for significant openings between buildings for landscape and patio areas.

Minimum and maximum lot width are removed as they simply are not necessary. In place where small scale buildings are desirable, setting a minimum lot width is antithetical. Also, actual maximum building width is more important than a lot width, especially as multiple buildings may be developed on one lot.

These new standards focus on the scale of the buildings on the lot. For the Historic Cottage Commercial, all buildings shall be small scale. For the Historic Mixed Use Buildings, the buildings in the rear 100' of the lot must meet these requirements. Building footprint limits the overall building size, building length limits the length of the building along the street, and building spacing requires wide spaces between buildings.

Enclosed connections between buildings are limited in depth and required to be setback from the front facade an additional 15 feet providing green space or courtyard in front. The connections are also limited to a single story. The connections can provide more flexibility for businesses to expand within buildings.

Parking is limited to the rear of the lot, as very few parking lots are located along the principal frontage street (High St).

Removal of requirements that are not applicable to the area simply allows for more space in the tables. Access is addressed in other locations of the code.

(a) Building Siting

1. STREET FRONTAGE

Multiple Principal Buildings	Permitted
Front Principal Frontage Property Line Coverage	50% <u>minimum</u>
Occupation of Corner	Required
Non-Principal Frontage Street Property Line Coverage	60% <u>maximum</u>
Front RBZ	0-25 ft. [see note 1]
Corner Side RBZ	0-15 0-25 ft. [see note 1]
RBZ Treatment	Landscape, patio, or streetscape
Right-of-Way Encroachment	Projecting signs, eaves, awnings

2. BUILDABLE AREA

Side Yard Setback	3 ft.
Rear Yard Setback	5 ft.
Minimum Lot Width	30 ft.
Maximum Lot Width	None
Building Footprint	1800 sq. ft. maximum
Building Length	70 ft. 50 ft. maximum
Building Spacing	18 ft. minimum
Permitted Enclosed Connections between Buildings	maximum 1 story, maximum 12-ft. depth, minimum 15-ft. setback from front facade
Max. Building Coverage	50% total
Max. Impervious Coverage	75%
Add'l Semi-Pervious Coverage	10%

3. PARKING LOCATION, LOADING & ACCESS

Parking Location	Rear or side , provided the minimum property line coverage is met; screened from principal frontages by building
Loading Facility Location	Not applicable
Entry for Parking within Bldg	Not applicable
Access	Refer to 153.062(N)(1)(c)

<p>This note has not been revised, but will move back under the Building Siting section once space has been created with removed table line items (lot width and loading, etc.).</p>	→	<p>Note 1: When any front or corner property line is within five feet or less of the back of curb, the RBZ shall begin five feet off the back of curb to allow for adequate sidewalk width.</p>																													
<p>In general, the ground story regulations have been clarified to apply mainly to the spaces along the principal frontage streets. This means that heights, uses, and other facade requirements (storefronts, entrances) are relaxed on the ground stories of non-principal frontage streets.</p> <p>Here, the floor to floor heights are defined for the ground stories along the principal frontage streets, where retail and service uses are likely to occur. Buildings in the rear of the lot or along a side street then utilize the “All Other Stories” floor-to floor minimum and maximum heights, allowing more flexibility for the wider variety of uses allowed.</p>	→	<table><tr><th colspan="3">(b) Height</th></tr><tr><td>Overall Height:</td><td>Minimum Height</td><td>1 stories</td></tr><tr><td></td><td>Maximum Height</td><td>2 stories</td></tr><tr><td>Ground Story</td><td>Principal Frontage Floor to Floor Heights:</td><td>Minimum Height</td><td>8 ft.</td></tr><tr><td></td><td></td><td>Maximum Height</td><td>11 ft.</td></tr><tr><td>All Other Stories</td><td>Floor to Floor Heights:</td><td>Minimum Height</td><td>7.5 ft.</td></tr><tr><td></td><td></td><td>Maximum Height</td><td>11 ft.</td></tr><tr><td colspan="2">Maximum Height within 50 ft of any Lane abutting Single Family Residential:</td><td></td><td>1.5 stories</td></tr></table>	(b) Height			Overall Height:	Minimum Height	1 stories		Maximum Height	2 stories	Ground Story	Principal Frontage Floor to Floor Heights:	Minimum Height	8 ft.			Maximum Height	11 ft.	All Other Stories	Floor to Floor Heights:	Minimum Height	7.5 ft.			Maximum Height	11 ft.	Maximum Height within 50 ft of any Lane abutting Single Family Residential:			1.5 stories
(b) Height																															
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		Maximum Height	11 ft.																												
Maximum Height within 50 ft of any Lane abutting Single Family Residential:			1.5 stories																												
<p>The maximum height in the rear 50 feet of most lots along S. High Street steps down to a maximum of 1.5 stories. The Historic Mixed Use and Cottage Commercial building are all now a maximum of 2 stories, but along Blacksmith and Mill Lanes will need to step down to 1.5 stories.</p>	→																														
<p>As discussed above, the ground story limitations on residential are now confined to the ground story along the principal frontage street (S. High Street and Bridge Street). All permitted uses may occur in all other stories, including the ground stories of building faces along side streets and lanes.</p>	→	<table><tr><th colspan="2">(c) Uses (Refer to §153.059)</th></tr><tr><td>Ground Story on Principal Frontage Street</td><td>Residential uses prohibited All uses except residential</td></tr><tr><td>Upper All Other Stories</td><td>All permitted uses</td></tr><tr><td>Parking within Building</td><td>Not permitted</td></tr><tr><td>Occupied Space</td><td>Required on principal frontage</td></tr></table>	(c) Uses (Refer to §153.059)		Ground Story on Principal Frontage Street	Residential uses prohibited All uses except residential	Upper All Other Stories	All permitted uses	Parking within Building	Not permitted	Occupied Space	Required on principal frontage																			
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<p>Occupied space is now only required along principal frontage streets, allowing service and storage areas on the interior of buildings to occur along side streets as needed.</p>	→																														
<p>Note that parking is not permitted within either the Historic Mixed Use or Cottage Commercial buildings. Accessory garages are permitted per other code sections.</p>																															

As discussed above related to Heights and Uses, the ground story regulations have been clarified to apply mainly to the spaces along the principal frontage streets. For the Historic Cottage Commercial, this does not apply to transparency; however, for the Historic Mixed Use building, storefront transparency is now required only along principal frontages, where retail uses are more likely to occur.

Transparency requirements and blank wall limitations are now only required for street facades. This allows more flexibility for the incorporation of kitchens and storage areas on the building facades interior to the lot. For the S. High Street area, the lanes in the rear are considered streets, so street facade transparency is still required.

The requirement for multiple entrances along streets is now simplified. Multiple entrances along the principal frontage street (S. High Street and Bridge Street) are still required for the Historic Mixed Use building. Because of the limitation in building width for the Historic Cottage Commercial, this same requirement is met simply by requiring one entrance per building on a street facade.

The removal of parking lot facade requirements allows more flexibility on those facades.

The regulations for the whole of BSD are currently being revised to move some of the building type regulations to a more flexible design guideline document. Facade divisions and building variety guidelines will be included in that process; therefore, these line items are removed from the table. For the Historic Mixed Use building, vertical divisions is a defining characteristic and remains a regulation.

Although facade materials and roof types will likely move to the proposed design guideline document in the overall BSD revision, those two requirements are integral to the definition of the Historic Mixed Use and Cottage Commercial building types. The limitation on primary materials and the requirement for a pitched roof are characteristic to these districts. Details will still be reviewed by the ARB during the project review process.

(d) Facade Requirements

Refer to §153.062(D) through §153.062(K) for design requirements general to all buildings.

1. STREET FACADE TRANSPARENCY

Transparency	Minimum 25% 20%
Blank Wall Limitations	Required on ground story of street facades

2. NON-STREET FACADE TRANSPARENCY

General Transparency	Minimum 15%
General Blank Wall Limitations	Not required.

3. BUILDING ENTRANCE

Principal Entrance Location	Street facade of each building
Street Facades: Number of Entrances	1 per every 30 ft. for buildings over 50 ft.
Parking Lot Facades: Number of Entrances	Not applicable

4. FACADE DIVISIONS

Vertical Increments	No greater than 30 ft.
Horizontal Facade Divisions	Required within 3 ft. of the top of the ground story.
Required Change in Roof Plane or Type	At every vertical division

5. FACADE MATERIALS

Permitted Primary Materials	Stone, brick, wood siding
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5. ROOF TYPES

Permitted Types	Pitched roof, other types permitted with approval (refer to §153.062(C). Flat Roof and Parapet Roof limited to entranceways and bays.
Tower	Not Permitted